



CITY OF SANTA BARBARA

COUNCIL AGENDA REPORT

AGENDA DATE: September 14, 2010

TO: Mayor and Councilmembers

FROM: Engineering Division, Public Works Department

SUBJECT: Approval Of Final Map And Execution Of Agreements For A 5-Lot Subdivision At 601 E. Micheltorena Street

RECOMMENDATION:

That Council approve and authorize the City Administrator to execute and record Final Map Number 20,779 and other standard agreements relating to the approved subdivision located on the property which is primarily the former site of St. Francis Hospital and four adjacent single residential lots along Grand Avenue.

DISCUSSION:

A Tentative Map for the subdivision located at 601 E. Micheltorena Street (Attachment 1), was conditionally approved on September 21, 2006, by adoption of the Planning Commission Conditions of Approval, Resolution Number 039-06, adoption of Council Resolution Number 06-103 on December 20, 2006 (Attachment 2), and by adoption of City Council Resolution Number 08-038 on May 21, 2008. The project involves a subdivision creating five new lots. One of these lots is being scheduled to become 115 residential condominiums at a future date. Staff has reviewed the Final Map (Map) and has found the Map to be in substantial compliance with the previously approved Tentative Map, the Conditions of Approval, the State Subdivision Map Act, and the City's Subdivision Ordinance.

In accordance with the Planning Commission and Council approvals, the Owner(s) (Attachment 3) have signed and submitted the Map and the subject agreements to the City. Council approval is required if Council agrees with the staff determination that the Map conforms to all the requirements of the Subdivision Map Act and the Municipal Code applicable at the time of the approval of the Tentative Map.

Staff recommends that Council authorize the City Administrator to execute the subject *Agreement Relating to Subdivision Map Conditions Imposed on Real Property*. The *Agreement for Land Development Improvements* will be executed and recorded with the Map for the 115 residential condominiums, scheduled for the September 28, 2010 Council Meeting.

The *Agreement Assigning Water Extraction Rights* does not require Council approval, and will be signed by the Public Works Director in accordance with City Council Resolution Number 02-131.

THE FINAL MAP IS AVAILABLE FOR REVIEW IN THE CITY CLERK'S OFFICE.

- ATTACHMENT(S):**
1. Vicinity Map
 2. Conditions required to be recorded concurrent with Final Map Number 20,779 by the City Council Conditions of Approval Resolution Number 06-103
 3. List of Owners/Trustees

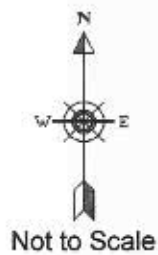
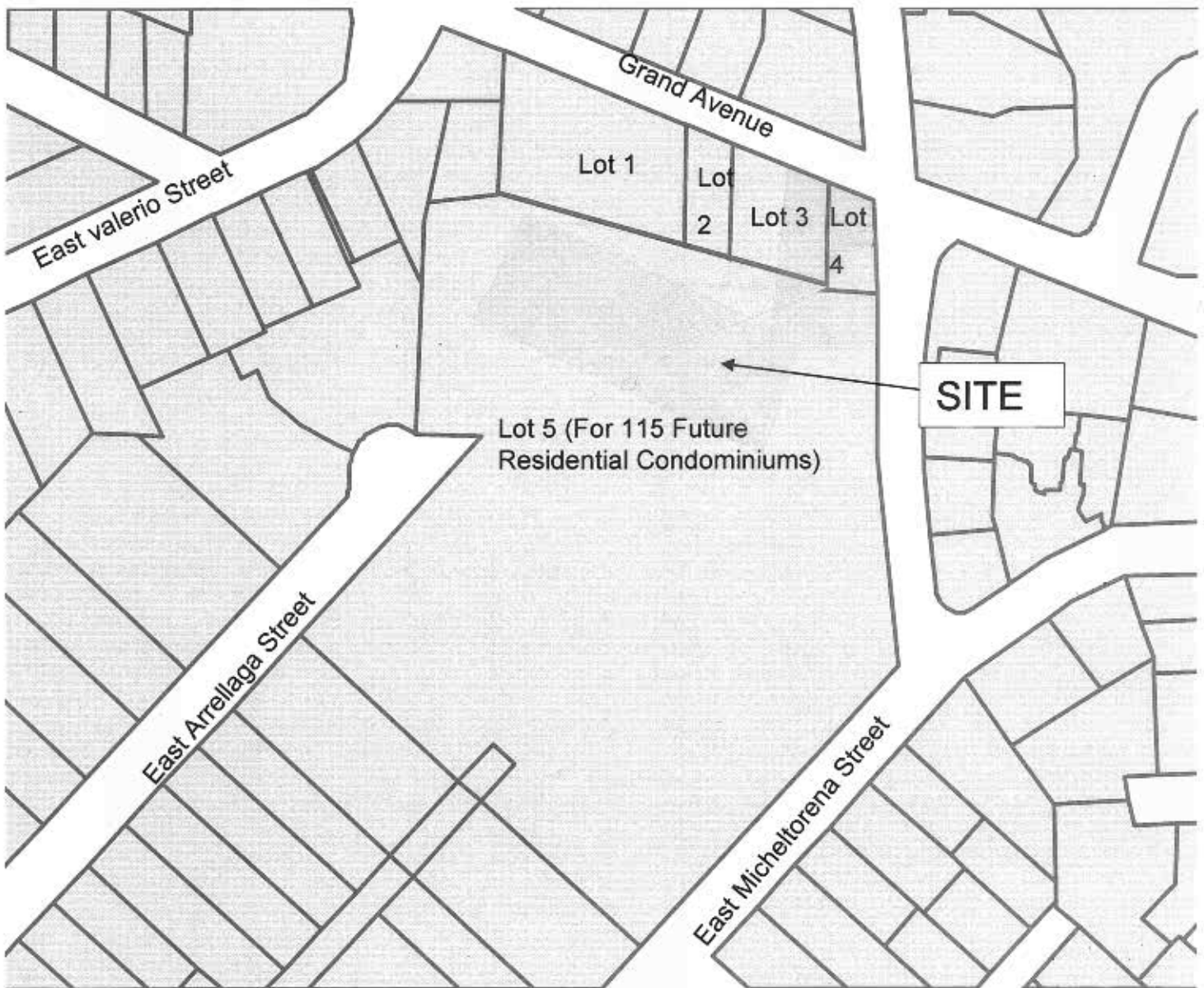
PREPARED BY: Mark Wilde, Supervising Civil Engineer/VJ/kts

SUBMITTED BY: Christine F. Andersen, Public Works Director

APPROVED BY: City Administrator's Office

ATTACHMENT 1

Vicinity Map 601 E. Micheltorena Street



CONDITIONS THAT ARE REQUIRED TO BE RECORDED CONCURRENT WITH FINAL MAP NUMBER 20,779 BY CITY COUNCIL CONDITIONS OF APPROVAL, RESOLUTION NUMBER 06-103

ADDRESS 601 E. MICHELTORENA STREET

Said approval is subject to the following conditions:

- 1) **Uninterrupted Water Flow.** The Owner shall provide for the uninterrupted flow of water through the Real Property, including, but not limited to, swales, natural watercourses, conduits, and any access road as appropriate. The Owner is responsible for the adequacy of any project-related drainage facilities and for the continued maintenance thereof in a manner that will preclude any hazard to life, health or damage to the Real Property or any adjoining property.
- 2) **Recreational Vehicle Storage Limitation.** No Recreational vehicles, boats, or trailers shall be stored on the Real Property unless enclosed or concealed from view as approved by the Architectural Board of Review (ABR).
- 3) **Landscape Plan Compliance.** The owner shall comply with the Landscape Plan approved by the Architectural Board of Review (ABR). Such plan shall not be modified unless prior written approval is obtained from the ABR. The landscaping on the Real Property shall be provided and maintained in accordance with said landscape plan.
- 4) **Maintenance of Drainage System.** Owner shall be responsible for maintaining the drainage system in a functioning state. Should any of the project's surface or subsurface drainage structures fail or result in increased erosion, the Owner shall be responsible for any necessary repairs to the system and restoration of the eroded area. Should repairs or restoration become necessary, prior to the commencement of such repair or restoration work, the applicant shall submit a repair and restoration plan to the Community Development Director to determine if an amendment or a new Building permit is required to authorize such work.
- 5) **Approved Development.** The development of the Real Property approved by City Council on November 21, 2006, is limited to five lots and the improvements shown on the Tentative Subdivision Map signed by the Mayor of the City Council on said date and on file at the City of Santa Barbara.
- 6) **Lighting.** Exterior lighting, where provided, shall be consistent with the City's Lighting Ordinance. No floodlights shall be allowed. Exterior lighting shall be shielded and directed towards the ground.
- 7) **Oak and Specimen Tree Protection.** The existing oak and specimen trees proposed to be retained on-site shall be preserved, protected and maintained, subject to review and approval by the Architectural Board of Review. Per the Tree Protection Plan, the following provisions shall apply to any oak and specimen trees to remain on the property:

- a. No irrigation systems shall be installed within the drip line of any oak tree.
 - b. The use of herbicides or fertilizer shall be prohibited within the drip line of any oak or specimen tree.
- 8) **Street Tree Protection.** The street trees within the City's right-of-way shall be preserved and protected.
- 9) **Storm Water Pollution Control Systems Maintenance.** The Owners of each lot shall maintain the drainage system, storm drain water interceptor, and other storm water pollution control devices in accordance with the Operations and Maintenance Procedure Plan approved by the Building Official and/or the Public Works Director. The Owner shall provide verification of maintenance provisions through a signed statement, as part of the project application, accepting responsibility for all structural and treatment control PMB maintenance until such a time the property is transferred.
- 10) **Park Space.** Park space, as described in condition C.13, shall remain available to the public for the life of the project.

ATTACHMENT 3

LIST OF OWNERS 601 E. Micheltorena Street

**Santa Barbara Cottage Hospital Foundation
A California Nonprofit Public Benefit Corporation**

Ronald C. Werft, President/CEO

Joan Bricher, Vice President/CFO